HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2010

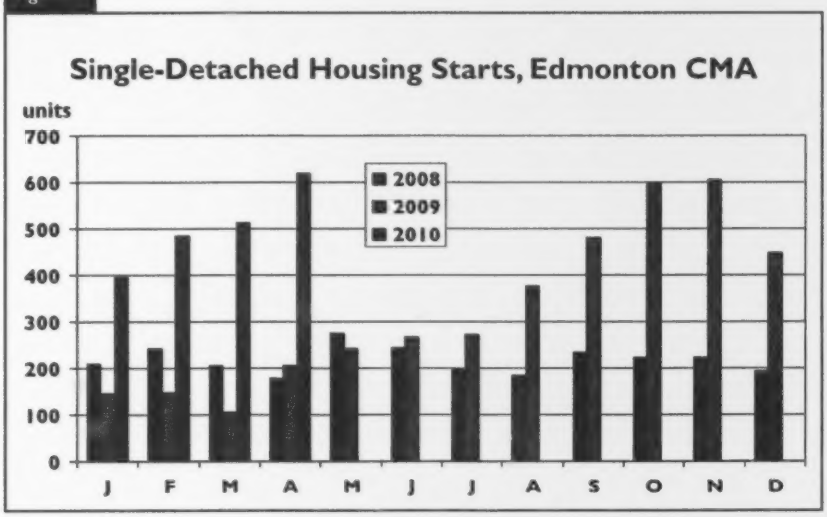
New Home Market

Housing Starts Remain on Upswing in April

On the heels of a strong housing starts performance in the first quarter, new home builders in the Edmonton region reported large year-over-year gains in April. Housing starts in the Edmonton Census Metropolitan Area (CMA) reached 1,407 units in April compared with 355 units in April 2009. After four months, builders have started work on 3,439 units, compared with 1,116 units during January to April 2009.

Single-detached starts totalled 620 units in April, up three-fold from the 206 units tallied in April 2009. So far this year, 2,014 units were started across Metro compared with 607 single-detached units in the first four

Figure 1



Source: CMHC

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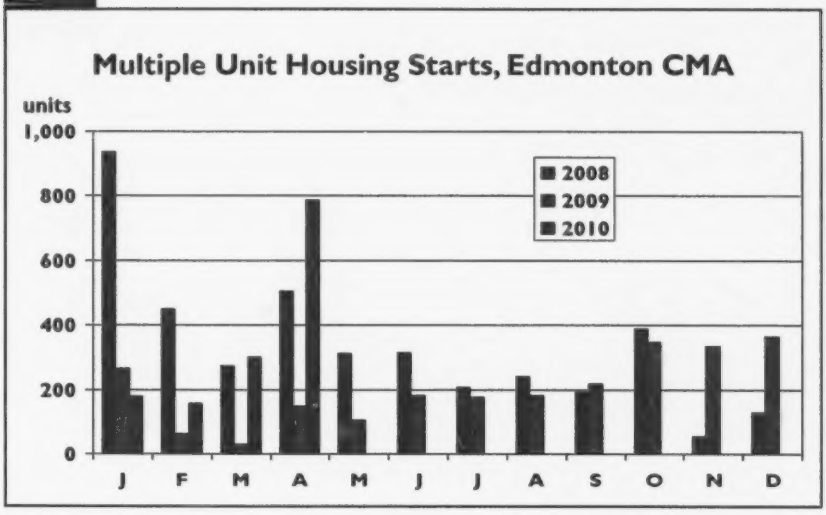
months of 2009. This represents the best January to April performance since 2007. The 3,649 singles under construction in April were more than double the number of units in progress this time last year.

At 382 units in April, single-detached inventories including show homes were down by 55 per cent year-over-year, and at their lowest level since March 2003. Completions reached 329 units, up by one third from April 2009 but the lowest monthly total since December. Absorptions outpaced completions by 20 units and represented a 10 per cent improvement over April of last year.

The median single-detached absorbed price across Metro fell by 3.5 per cent from April 2009 to $434,000 this April. Readers are reminded that in many cases the absorbed prices of these units were negotiated before construction began. This said, contractor selling prices reported by the Statistics Canada New House Price Index (NHPI) for Edmonton decreased by 2.4 per cent on a year-over-year basis in March.

Multiple unit starts, which include semi-detached, row, and apartment units, amounted to 787 units in April, more than five times the 149 multiple dwelling starts in April 2009. Not since January 2008 have monthly multiple starts exceeded 700 units across the Capital region. Three-quarters of April's multiple starts were condominium apartments in the city of Edmonton.

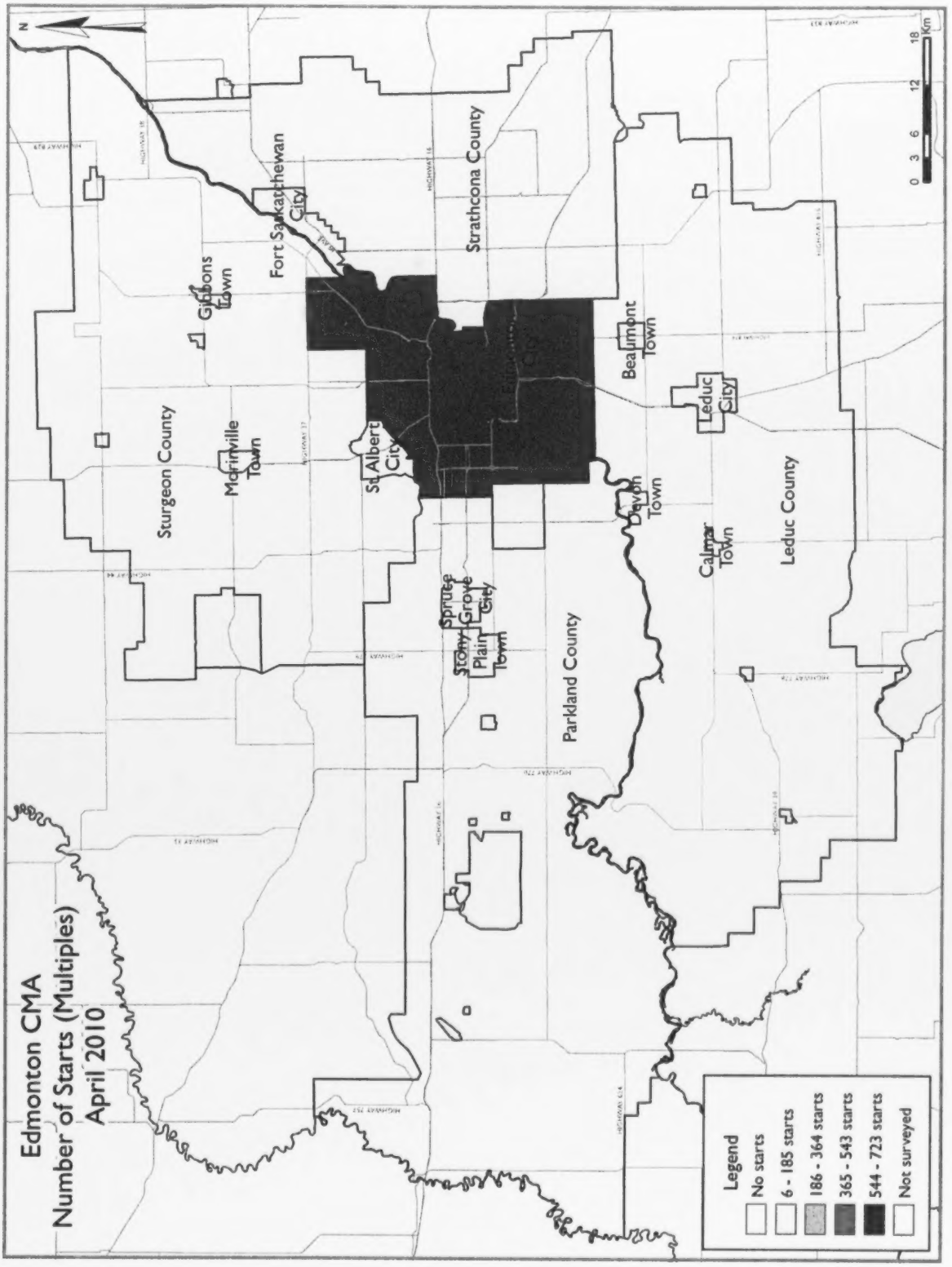
Figure 2

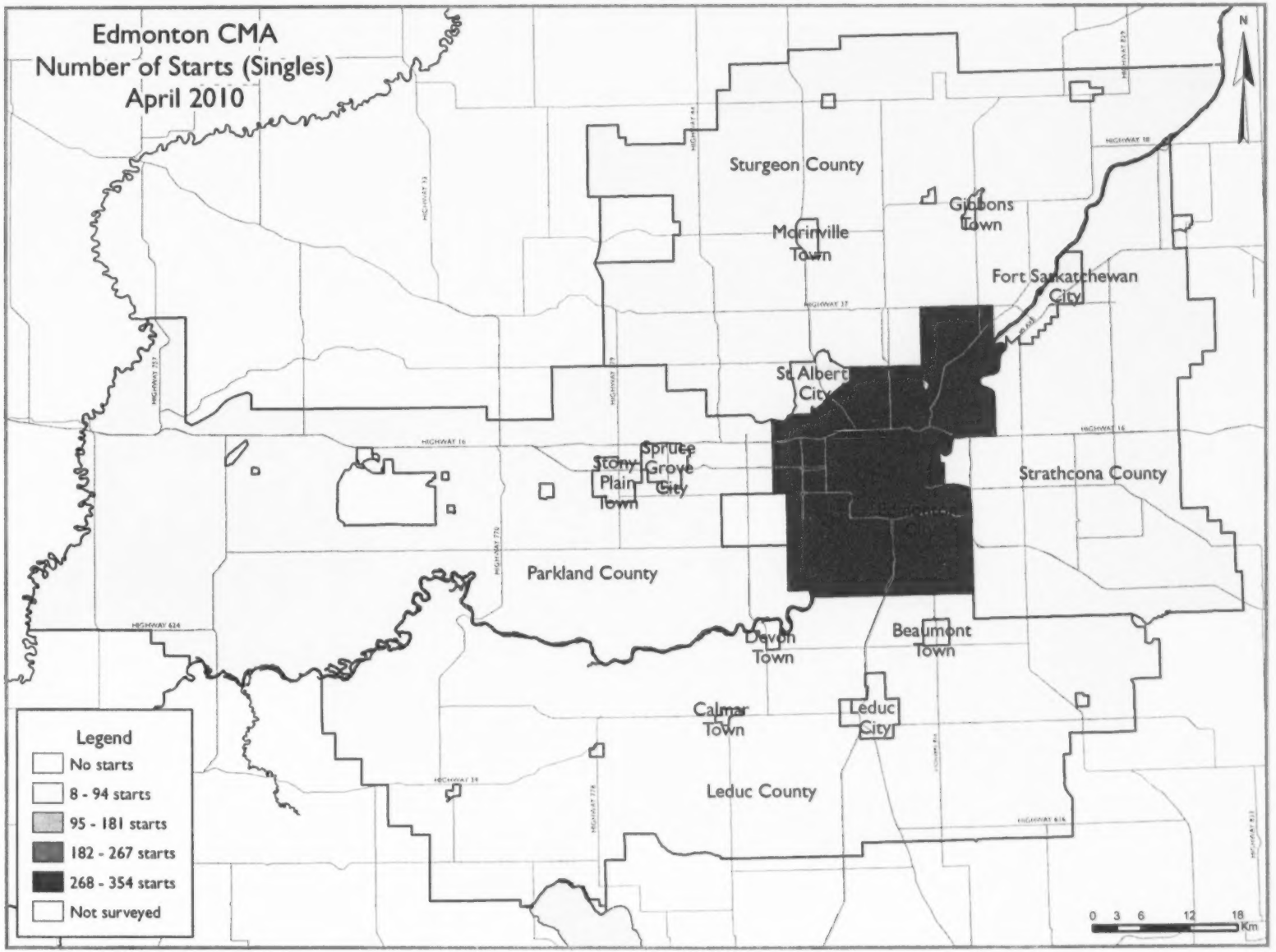


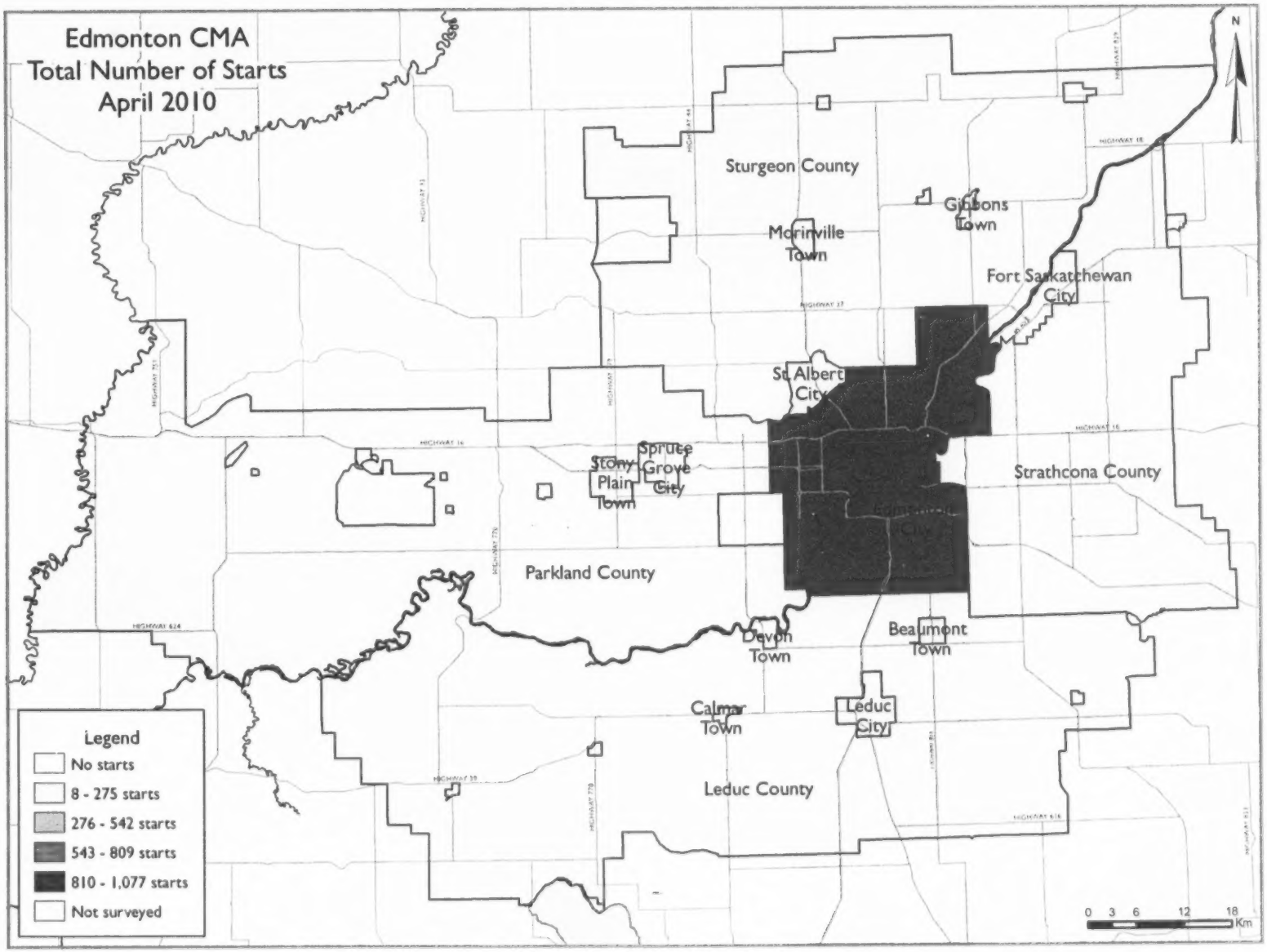
Source: CMHC

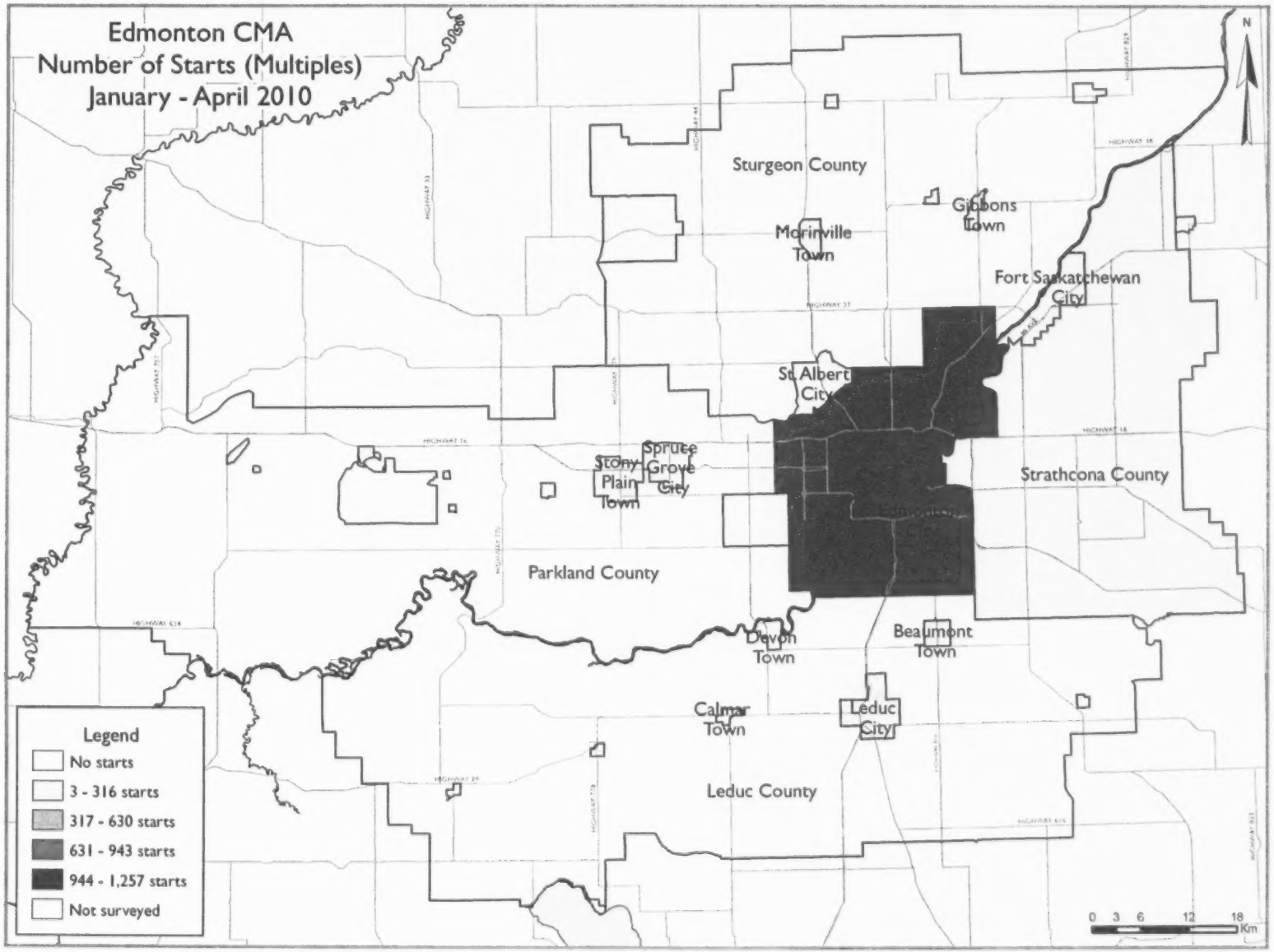
To the end of the April, multiple starts have risen by 180 per cent year-over-year to 1,425 units compared with 509 units started during the first four months of last year. Semi-detached starts in particular are enjoying a banner year in 2010, with activity thus far 3.5 times the volumes initiated in the first four months of 2009. With a median price of $309,900 in April, semis represent a moderately-priced alternative for families looking for new lower-density dwellings in Greater Edmonton.

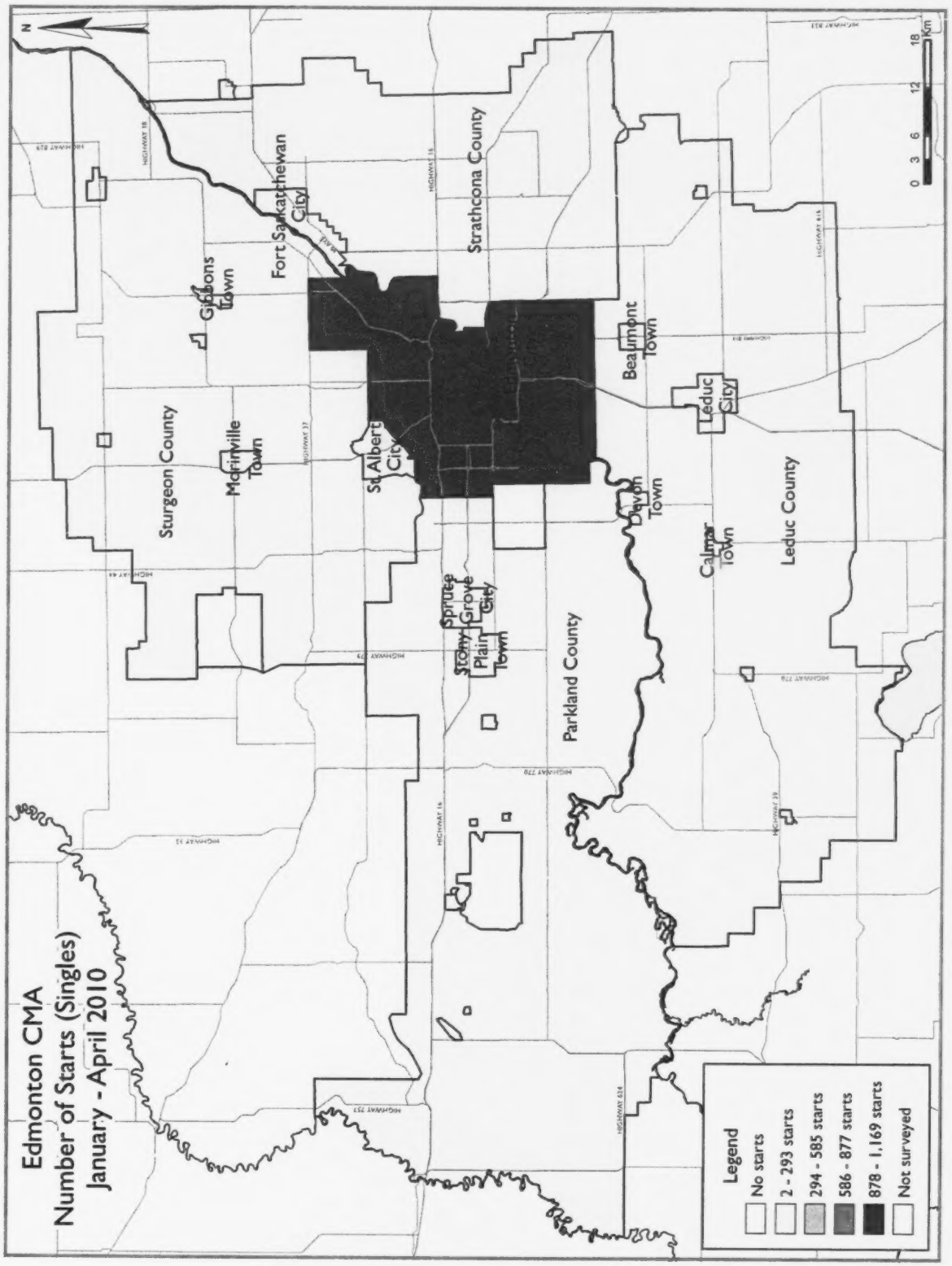
Multi-family completions reached 226 units in April compared with 200 in March and 154 in April 2009. Absorptions in April amounted to 329 units, almost double this time last year. While inventories remain up from a year prior, they have been declining steadily so far this year. The number of completed and unabsorbed townhouses dropped below 100 units in April for the first time since September 2008. Apartment inventories, at 609 units in April, represented the lowest level since July of last year.

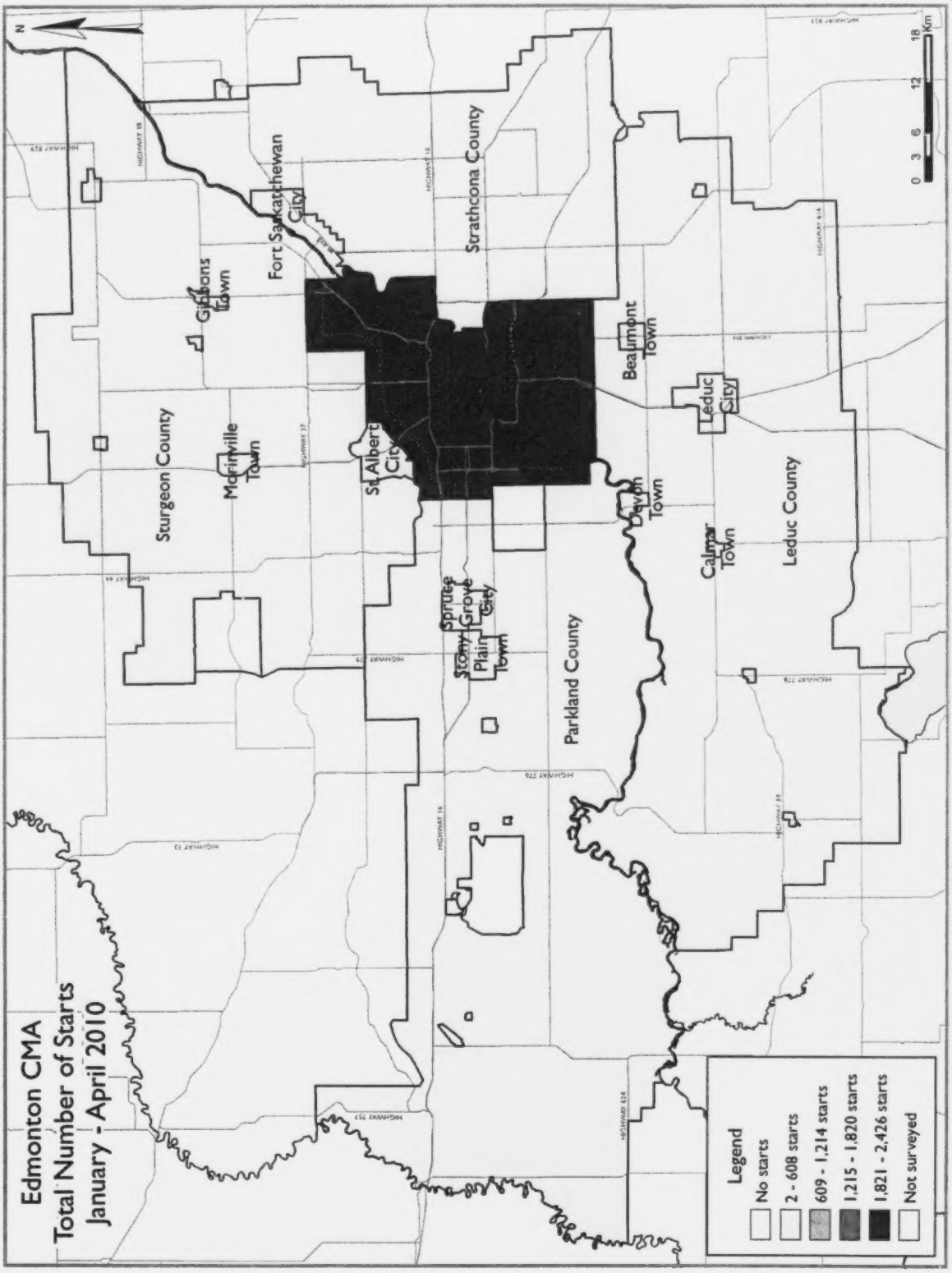

Edmonton CMA
Number of Starts (Multiples)
April 2010
Legend
No starts
6 - 185 starts
186 - 364 starts
365 - 543 starts
544 - 723 starts
Not surveyed
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
April 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
8 - 94 starts
95 - 181 starts
182 - 267 starts
268 - 354 starts
Not surveyed
N
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
April 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
8 - 275 starts
276 - 542 starts
543 - 809 starts
810 - 1,077 starts
Not surveyed
N
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - April 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Spruce Grove City
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
3 - 316 starts
317 - 630 starts
631 - 943 starts
944 - 1,257 starts
Not surveyed
N
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - April 2010
Legend
No starts
2 - 293 starts
294 - 585 starts
586 - 877 starts
878 - 1,169 starts
Not surveyed
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - April 2010
Legend
No starts
2 - 608 starts
609 - 1,214 starts
1,215 - 1,820 starts
1,821 - 2,426 starts
Not surveyed
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2010	620	110	23	0	56	592	6	0	1,407
April 2009	206	52	35	0	58	4	0	0	355
% Change	**	111.5	-34.3	n/a	-3.4	**	n/a	n/a	**
Year-to-date 2010	2,012	464	52	2	203	666	28	12	3,439
Year-to-date 2009	607	142	39	0	84	148	0	96	1,116
% Change	**	**	33.3	n/a	141.7	**	n/a	-87.5	**
UNDER CONSTRUCTION									
April 2010	3,626	864	123	14	924	2,681	41	473	8,746
April 2009	1,764	404	82	4	984	5,956	30	421	9,645
% Change	105.6	113.9	50.0	**	-6.1	-55.0	36.7	12.4	-9.3
COMPLETIONS									
April 2010	328	96	8	1	43	53	0	26	555
April 2009	247	46	11	0	43	54	0	0	401
% Change	32.8	108.7	-27.3	n/a	0.0	-1.9	n/a	n/a	38.4
Year-to-date 2010	1,390	318	11	3	200	515	0	54	2,491
Year-to-date 2009	1,076	314	20	1	296	843	14	122	2,686
% Change	29.2	1.3	-45.0	200.0	-32.4	-38.9	-100.0	-55.7	-7.3
COMPLETED & NOT ABSORBED									
April 2010	380	65	10	1	164	597	1	12	1,230
April 2009	851	197	11	2	246	186	3	76	1,572
% Change	-55.3	-67.0	-9.1	-50.0	-33.3	**	-66.7	-84.2	-21.8
ABSORBED									
April 2010	349	88	7	0	60	161	1	12	678
April 2009	316	48	10	0	45	62	0	0	481
% Change	10.4	83.3	-30.0	n/a	33.3	159.7	n/a	n/a	41.0
Year-to-date 2010	1,406	314	12	2	274	652	3	73	2,736
Year-to-date 2009	1,204	285	20	4	228	812	14	46	2,613
% Change	16.8	10.2	-40.0	-50.0	20.2	-19.7	-78.6	58.7	4.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
April 2010	354	60	23	0	48	592	0	0	1,077
April 2009	105	20	35	0	7	4	0	0	171
Beaumont Town									
April 2010	14	6	0	0	0	0	0	0	20
April 2009	1	0	0	0	0	0	0	0	1
Devon Town									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2010	18	8	0	0	0	0	0	0	26
April 2009	14	10	0	0	0	0	0	0	24
Leduc City									
April 2010	24	6	0	0	0	0	0	0	30
April 2009	24	8	0	0	0	0	0	0	32
Leduc County									
April 2010	8	0	0	0	0	0	0	0	8
April 2009	3	2	0	0	0	0	0	0	5
Morinville Town									
April 2010	13	0	0	0	0	0	0	0	13
April 2009	3	0	0	0	0	0	0	0	3
Parkland County									
April 2010	47	0	0	0	0	0	0	0	47
April 2009	10	0	0	0	0	0	0	0	10
Spruce Grove City									
April 2010	26	6	0	0	0	0	0	0	32
April 2009	2	0	0	0	0	0	0	0	2
St. Albert City									
April 2010	16	0	0	0	0	0	0	0	16
April 2009	7	0	0	0	0	0	0	0	7
Stony Plain Town									
April 2010	16	8	0	0	0	0	6	0	30
April 2009	12	0	0	0	44	0	0	0	56
Strathcona County									
April 2010	58	16	0	0	8	0	0	0	82
April 2009	20	12	0	0	7	0	0	0	39
Sturgeon County									
April 2010	25	0	0	0	0	0	0	0	25
April 2009	5	0	0	0	0	0	0	0	5
Remainder of the CMA									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	0	0	0	0	0	0	0	0	0
Edmonton CMA									
April 2010	620	110	23	0	56	592	6	0	1,407
April 2009	206	52	35	0	58	4	0	0	355

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
April 2010	1,987	542	81	8	634	2,473	35	192	5,952
April 2009	721	220	65	4	627	4,856	28	120	6,641
Beaumont Town									
April 2010	147	18	0	0	28	0	0	0	193
April 2009	32	4	0	0	18	50	0	35	139
Devon Town									
April 2010	11	8	0	0	10	0	0	0	29
April 2009	4	0	0	0	20	0	0	0	24
Fort Saskatchewan City									
April 2010	141	78	7	0	30	0	0	152	408
April 2009	66	40	0	0	30	212	0	0	348
Leduc City									
April 2010	223	50	4	0	56	0	0	47	380
April 2009	116	26	0	0	95	121	0	0	358
Leduc County									
April 2010	62	0	0	0	0	0	0	0	62
April 2009	53	2	0	0	0	0	0	0	55
Morinville Town									
April 2010	51	0	6	0	46	20	0	0	123
April 2009	31	2	4	0	53	108	0	0	198
Parkland County									
April 2010	153	0	0	0	0	0	0	0	153
April 2009	171	0	0	0	0	0	0	0	171
Spruce Grove City									
April 2010	199	68	17	0	0	0	0	0	284
April 2009	101	54	13	0	0	283	0	0	451
St. Albert City									
April 2010	129	14	0	0	10	36	0	82	271
April 2009	49	12	0	0	0	65	0	132	258
Stony Plain Town									
April 2010	75	10	4	0	68	119	6	0	282
April 2009	79	4	0	0	122	166	0	0	371
Strathcona County									
April 2010	311	72	4	6	42	0	0	0	435
April 2009	188	34	0	0	19	74	2	134	451
Sturgeon County									
April 2010	94	2	0	0	0	0	0	0	96
April 2009	122	0	0	0	0	0	0	0	122
Remainder of the CMA									
April 2010	43	2	0	0	0	33	0	0	78
April 2009	31	6	0	0	0	21	0	0	58
Edmonton CMA									
April 2010	3,626	864	123	14	924	2,681	41	473	8,746
April 2009	1,764	404	82	4	984	5,956	30	421	9,645

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
April 2010	174	66	4	1	31	53	0	26	355
April 2009	121	22	0	0	24	54	0	0	221
Beaumont Town									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	9	0	0	0	0	0	0	0	9
Devon Town									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2010	13	4	0	0	0	0	0	0	17
April 2009	11	12	7	0	2	0	0	0	32
Leduc City									
April 2010	4	4	0	0	0	0	0	0	8
April 2009	22	0	0	0	0	0	0	0	22
Leduc County									
April 2010	5	0	0	0	0	0	0	0	5
April 2009	6	0	0	0	0	0	0	0	6
Morinville Town									
April 2010	3	2	4	0	0	0	0	0	9
April 2009	6	0	0	0	0	0	0	0	6
Parkland County									
April 2010	12	0	0	0	0	0	0	0	12
April 2009	22	0	0	0	0	0	0	0	22
Spruce Grove City									
April 2010	22	6	0	0	0	0	0	0	28
April 2009	8	4	4	0	0	0	0	0	16
St. Albert City									
April 2010	11	0	0	0	8	0	0	0	19
April 2009	3	0	0	0	0	0	0	0	3
Stony Plain Town									
April 2010	11	0	0	0	0	0	0	0	11
April 2009	3	0	0	0	17	0	0	0	20
Strathcona County									
April 2010	46	14	0	0	4	0	0	0	64
April 2009	18	8	0	0	0	0	0	0	26
Sturgeon County									
April 2010	19	0	0	0	0	0	0	0	19
April 2009	14	0	0	0	0	0	0	0	14
Remainder of the CMA									
April 2010	8	0	0	0	0	0	0	0	8
April 2009	4	0	0	0	0	0	0	0	4
Edmonton CMA									
April 2010	328	96	8	1	43	53	0	26	555
April 2009	247	46	11	0	43	54	0	0	401

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
April 2010	185	41	3	1	86	367	1	0	684
April 2009	358	117	6	0	99	65	3	76	724
Beaumont Town									
April 2010	12	0	0	0	2	0	0	0	14
April 2009	49	5	0	0	5	0	0	0	59
Devon Town									
April 2010	2	0	0	0	1	0	0	0	3
April 2009	6	0	0	0	8	0	0	0	14
Fort Saskatchewan City									
April 2010	31	13	1	0	20	73	0	0	138
April 2009	65	34	3	0	34	81	0	0	217
Leduc City									
April 2010	27	4	0	0	8	49	0	0	88
April 2009	74	1	0	0	15	27	0	0	117
Leduc County									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	0	0	0	0	0	0	0	0	0
Morinville Town									
April 2010	11	0	3	0	14	6	0	0	34
April 2009	47	4	1	0	18	0	0	0	70
Parkland County									
April 2010	7	0	0	0	0	0	0	0	7
April 2009	16	0	1	0	0	0	0	0	17
Spruce Grove City									
April 2010	13	2	3	0	0	93	0	0	111
April 2009	43	10	0	0	0	0	0	0	53
St. Albert City									
April 2010	32	1	0	0	6	0	0	0	39
April 2009	56	4	0	0	10	4	0	0	74
Stony Plain Town									
April 2010	16	0	0	0	21	5	0	0	42
April 2009	36	13	0	0	16	0	0	0	65
Strathcona County									
April 2010	39	4	0	0	6	4	0	12	65
April 2009	82	9	0	2	41	9	0	0	143
Sturgeon County									
April 2010	2	0	0	0	0	0	0	0	2
April 2009	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
April 2010	2	0	0	0	0	0	0	0	2
April 2009	17	0	0	0	0	0	0	0	17
Edmonton CMA									
April 2010	380	65	10	1	164	597	1	12	1,230
April 2009	851	197	11	2	246	186	3	76	1,572

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
April 2010	198	59	5	0	47	112	0	12	433
April 2009	153	24	0	0	23	56	0	0	256
Beaumont Town									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	12	0	0	0	0	0	0	0	12
Devon Town									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2010	12	3	0	0	1	0	0	0	16
April 2009	9	7	5	0	1	2	0	0	24
Leduc City									
April 2010	2	2	0	0	0	8	0	0	12
April 2009	38	2	0	0	8	4	0	0	52
Leduc County									
April 2010	5	0	0	0	0	0	0	0	5
April 2009	6	0	0	0	0	0	0	0	6
Morinville Town									
April 2010	6	3	2	0	3	2	0	0	16
April 2009	13	0	0	0	0	0	0	0	13
Parkland County									
April 2010	11	0	0	0	0	0	0	0	11
April 2009	24	0	0	0	2	0	0	0	26
Spruce Grove City									
April 2010	23	6	0	0	0	0	0	0	29
April 2009	13	4	4	0	0	0	0	0	21
St. Albert City									
April 2010	11	1	0	0	3	0	0	0	15
April 2009	3	2	0	0	0	0	0	0	5
Stony Plain Town									
April 2010	12	0	0	0	2	38	1	0	53
April 2009	7	1	1	0	11	0	0	0	20
Strathcona County									
April 2010	41	14	0	0	4	1	0	0	60
April 2009	22	8	0	0	0	0	0	0	30
Sturgeon County									
April 2010	19	0	0	0	0	0	0	0	19
April 2009	14	0	0	0	0	0	0	0	14
Remainder of the CMA									
April 2010	8	0	0	0	0	0	0	0	8
April 2009	2	0	0	0	0	0	0	0	2
Edmonton CMA									
April 2010	349	88	7	0	60	161	1	12	678
April 2009	316	48	10	0	45	62	0	0	481

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855
% Change	22.0	27.8	150.0	-28.0	53.0	-6.2	-91.9	181.5	26.1
2000	4,047	144	8	25	315	1,141	148	400	6,228

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	% Change
Edmonton City	354	105	62	20	69	42	592	4	1,077	171	**
Beaumont Town	14	1	6	0	0	0	0	0	20	1	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	18	14	8	10	0	0	0	0	26	24	8.3
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	24	24	6	8	0	0	0	0	30	32	-6.3
Leduc County	8	3	0	2	0	0	0	0	8	5	60.0
Morinville Town	13	3	0	0	0	0	0	0	13	3	**
Parkland County	47	10	0	0	0	0	0	0	47	10	**
Spruce Grove City	26	2	6	0	0	0	0	0	32	2	**
St. Albert City	16	7	0	0	0	0	0	0	16	7	128.6
Stony Plain Town	16	12	8	0	6	44	0	0	30	56	-46.4
Strathcona County	58	20	18	12	6	7	0	0	82	39	110.3
Sturgeon County	25	5	0	0	0	0	0	0	25	5	**
Remainder of the CMA	1	0	0	0	0	0	0	0	1	0	n/a
Edmonton CMA	620	206	114	52	81	93	592	4	1,407	355	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	1,169	315	370	86	209	56	678	162	2,426	619	**
Beaumont Town	75	4	10	4	0	0	0	0	85	8	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	2	0	0	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	82	32	26	22	0	0	0	0	108	54	100.0
Gibbons Town	6	2	0	0	0	0	0	0	6	2	200.0
Leduc City	99	44	10	8	0	8	0	0	109	60	81.7
Leduc County	24	13	0	2	0	0	0	0	24	15	60.0
Morinville Town	29	12	0	0	3	4	0	0	32	16	100.0
Parkland County	66	25	0	0	0	0	0	0	66	25	164.0
Spruce Grove City	125	22	46	10	0	0	0	0	171	32	**
St. Albert City	62	12	0	0	0	0	0	82	62	94	-34.0
Stony Plain Town	45	35	8	0	6	44	0	0	59	79	-25.3
Strathcona County	172	64	42	14	17	7	0	0	231	85	171.8
Sturgeon County	42	23	0	0	0	0	0	0	42	23	82.6
Remainder of the CMA	16	4	0	0	0	0	0	0	16	4	**
Edmonton CMA	2,014	607	512	146	235	119	678	244	3,439	1,116	**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Edmonton City	69	42	0	0	592	4	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	44	6	0	0	0	0	0
Strathcona County	6	7	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	75	93	6	0	592	4	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	187	56	22	0	666	148	12	14
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	8	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	3	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	82
Stony Plain Town	0	44	6	0	0	0	0	0
Strathcona County	17	7	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	207	119	28	0	666	148	12	96

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market April 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Edmonton City	437	160	640	11	0	0	1,077	171
Beaumont Town	20	1	0	0	0	0	20	1
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	26	24	0	0	0	0	26	24
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	30	32	0	0	0	0	30	32
Leduc County	8	5	0	0	0	0	8	5
Morinville Town	13	3	0	0	0	0	13	3
Parkland County	47	10	0	0	0	0	47	10
Spruce Grove City	32	2	0	0	0	0	32	2
St. Albert City	16	7	0	0	0	0	16	7
Stony Plain Town	24	12	0	44	6	0	30	56
Strathcona County	74	32	8	7	0	0	82	39
Sturgeon County	25	5	0	0	0	0	25	5
Remainder of the CMA	1	0	0	0	0	0	1	0
Edmonton CMA	753	293	648	62	6	0	1,407	355

Table 2.5: Starts by Submarket and by Intended Market January - April 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	1,537	432	855	173	34	14	2,426	619
Beaumont Town	85	8	0	0	0	0	85	8
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	108	54	0	0	0	0	108	54
Gibbons Town	6	2	0	0	0	0	6	2
Leduc City	109	52	0	8	0	0	109	60
Leduc County	24	15	0	0	0	0	24	15
Morinville Town	32	16	0	0	0	0	32	16
Parkland County	66	25	0	0	0	0	66	25
Spruce Grove City	171	32	0	0	0	0	171	32
St. Albert City	62	12	0	0	0	82	62	94
Stony Plain Town	53	35	0	44	6	0	59	79
Strathcona County	215	78	16	7	0	0	231	85
Sturgeon County	42	23	0	0	0	0	42	23
Remainder of the CMA	16	4	0	0	0	0	16	4
Edmonton CMA	2,528	788	871	232	40	96	3,439	1,116

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	% Change
Edmonton City	175	121	84	30	17	16	79	54	355	221	60.6
Beaumont Town	0	9	0	0	0	0	0	0	0	9	-100.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	13	11	4	14	0	7	0	0	17	32	-46.9
Gibbons Town	3	1	0	0	0	0	0	0	3	1	200.0
Leduc City	4	22	4	0	0	0	0	0	8	22	-63.6
Leduc County	5	6	0	0	0	0	0	0	5	6	-16.7
Morinville Town	3	6	2	0	4	0	0	0	9	6	50.0
Parkland County	12	22	0	0	0	0	0	0	12	22	-45.5
Spruce Grove City	22	8	6	4	0	4	0	0	28	16	75.0
St. Albert City	11	3	0	0	8	0	0	0	19	3	**
Stony Plain Town	11	3	0	4	0	13	0	0	11	20	-45.0
Strathcona County	46	18	18	8	0	0	0	0	64	26	146.2
Sturgeon County	19	14	0	0	0	0	0	0	19	14	35.7
Remainder of the CMA	5	3	0	0	0	0	0	0	5	3	66.7
Edmonton CMA	329	247	118	60	29	40	79	54	555	401	38.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	850	567	258	242	90	137	569	680	1,767	1,626	8.7
Beaumont Town	14	32	4	14	0	8	0	28	18	82	-78.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	4	0	0	5	10	0	0	6	14	-57.1
Fort Saskatchewan City	53	32	30	38	3	7	0	0	86	77	11.7
Gibbons Town	4	6	0	0	0	0	0	0	4	6	-33.3
Leduc City	55	82	14	40	20	44	0	84	89	250	-64.4
Leduc County	22	28	2	0	0	0	0	0	24	28	-14.3
Morinville Town	11	24	2	4	4	0	0	0	17	28	-39.3
Parkland County	36	58	0	0	0	3	0	0	36	61	-41.0
Spruce Grove City	62	59	12	28	0	4	0	0	74	91	-18.7
St. Albert City	59	21	6	0	16	8	0	0	81	29	179.3
Stony Plain Town	39	21	8	6	0	13	0	0	47	40	17.5
Strathcona County	128	73	36	14	19	24	0	173	183	284	-35.6
Sturgeon County	50	53	0	0	0	0	0	0	50	53	-5.7
Remainder of the CMA	9	17	0	0	0	0	0	0	9	17	-47.1
Edmonton CMA	1,393	1,077	372	386	157	258	569	965	2,491	2,686	-7.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Edmonton City	17	16	0	0	53	54	26	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	7	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	0	0	0
St. Albert City	8	0	0	0	0	0	0	0
Stony Plain Town	0	13	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	29	40	0	0	53	54	26	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	90	137	0	0	515	586	54	94
Beaumont Town	0	8	0	0	0	0	0	28
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	10	0	0	0	0	0	0
Fort Saskatchewan City	3	7	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	20	44	0	0	0	84	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	3	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	0	0	0
St. Albert City	16	8	0	0	0	0	0	0
Stony Plain Town	0	13	0	0	0	0	0	0
Strathcona County	19	24	0	0	0	173	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	157	258	0	0	515	843	54	122

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Edmonton City	244	143	85	78	26	0	355	221
Beaumont Town	0	9	0	0	0	0	0	9
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	17	30	0	2	0	0	17	32
Gibbons Town	3	1	0	0	0	0	3	1
Leduc City	8	22	0	0	0	0	8	22
Leduc County	5	6	0	0	0	0	5	6
Morinville Town	9	6	0	0	0	0	9	6
Parkland County	12	22	0	0	0	0	12	22
Spruce Grove City	28	16	0	0	0	0	28	16
St. Albert City	11	3	8	0	0	0	19	3
Stony Plain Town	11	3	0	17	0	0	11	20
Strathcona County	60	26	4	0	0	0	64	26
Sturgeon County	19	14	0	0	0	0	19	14
Remainder of the CMA	5	3	0	0	0	0	5	3
Edmonton CMA	432	304	97	97	26	0	555	401

Table 3.5: Completions by Submarket and by Intended Market
January - April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	1,070	760	643	758	54	108	1,767	1,626
Beaumont Town	18	46	0	8	0	28	18	82
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	4	5	10	0	0	6	14
Fort Saskatchewan City	86	75	0	2	0	0	86	77
Gibbons Town	4	6	0	0	0	0	4	6
Leduc City	69	114	20	136	0	0	89	250
Leduc County	24	28	0	0	0	0	24	28
Morinville Town	17	28	0	0	0	0	17	28
Parkland County	36	61	0	0	0	0	36	61
Spruce Grove City	74	91	0	0	0	0	74	91
St. Albert City	61	21	20	8	0	0	81	29
Stony Plain Town	41	23	6	17	0	0	47	40
Strathcona County	159	83	24	201	0	0	183	284
Sturgeon County	50	53	0	0	0	0	50	53
Remainder of the CMA	9	17	0	0	0	0	9	17
Edmonton CMA	1,719	1,410	718	1,140	54	136	2,491	2,686

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
April 2010	29	14.9	94	48.5	36	18.6	15	7.7	20	10.3	194	427,050	498,286
April 2009	15	9.8	51	33.3	44	28.8	13	8.5	30	19.6	153	469,900	533,985
Year-to-date 2010	154	18.5	375	45.1	166	20.0	55	6.6	81	9.7	831	420,900	472,243
Year-to-date 2009	40	6.6	161	26.7	162	26.9	76	12.6	163	27.1	602	509,900	613,871
Beaumont Town													
April 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2009	0	0.0	6	50.0	2	16.7	3	25.0	1	8.3	12	439,950	473,292
Year-to-date 2010	5	41.7	6	50.0	1	8.3	0	0.0	0	0.0	12	383,771	367,323
Year-to-date 2009	2	6.1	11	33.3	12	36.4	6	18.2	2	6.1	33	479,900	485,661
Calmar Town													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	--	--
Fort Saskatchewan City													
April 2010	6	50.0	5	41.7	1	8.3	0	0.0	0	0.0	12	355,150	362,967
April 2009	0	0.0	5	55.6	1	11.1	2	22.2	1	11.1	9	--	--
Year-to-date 2010	19	35.8	25	47.2	4	7.5	4	7.5	1	1.9	53	365,100	387,076
Year-to-date 2009	5	11.1	25	55.6	8	17.8	3	6.7	4	8.9	45	406,800	450,069
Gibbons Town													
April 2010	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
April 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2009	6	60.0	3	30.0	1	10.0	0	0.0	0	0.0	10	275,000	324,000
Leduc City													
April 2010	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
April 2009	4	10.5	15	39.5	8	21.1	8	21.1	3	7.9	38	458,900	486,797
Year-to-date 2010	36	60.0	19	31.7	3	5.0	2	3.3	0	0.0	60	313,742	341,402
Year-to-date 2009	11	11.0	30	30.0	39	39.0	16	16.0	4	4.0	100	469,950	479,398
Leduc County													
April 2010	2	40.0	0	0.0	1	20.0	1	20.0	1	20.0	5	--	--
April 2009	1	16.7	0	0.0	0	0.0	1	16.7	4	66.7	6	--	--
Year-to-date 2010	3	14.3	3	14.3	10	47.6	3	14.3	2	9.5	21	492,678	485,835
Year-to-date 2009	2	7.1	1	3.6	2	7.1	9	32.1	14	50.0	28	637,500	688,929
Morinville Town													
April 2010	1	16.7	3	50.0	2	33.3	0	0.0	0	0.0	6	--	--
April 2009	3	23.1	9	69.2	0	0.0	0	0.0	1	7.7	13	370,000	415,962
Year-to-date 2010	6	28.6	12	57.1	3	14.3	0	0.0	0	0.0	21	376,500	374,329
Year-to-date 2009	9	23.7	24	63.2	3	7.9	0	0.0	2	5.3	38	390,200	429,616

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
April 2010	0	0.0	4	66.7	1	16.7	0	0.0	1	16.7	6	--	--
April 2009	9	37.5	9	37.5	0	0.0	0	0.0	6	25.0	24	399,500	459,348
Year-to-date 2010	3	11.5	7	26.9	2	7.7	1	3.8	13	50.0	26	619,500	669,852
Year-to-date 2009	16	23.2	19	27.5	5	7.2	3	4.3	26	37.7	69	441,000	550,499
Spruce Grove City													
April 2010	7	30.4	13	56.5	2	8.7	1	4.3	0	0.0	23	377,381	393,046
April 2009	7	53.8	3	23.1	1	7.7	1	7.7	1	7.7	13	349,900	382,088
Year-to-date 2010	27	42.9	30	47.6	5	7.9	1	1.6	0	0.0	63	358,500	365,992
Year-to-date 2009	17	24.3	36	51.4	13	18.6	2	2.9	2	2.9	70	382,742	400,848
St. Albert City													
April 2010	0	0.0	3	27.3	2	18.2	2	18.2	4	36.4	11	569,900	690,636
April 2009	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
Year-to-date 2010	1	1.9	16	29.6	16	29.6	12	22.2	9	16.7	54	506,250	570,276
Year-to-date 2009	0	0.0	0	0.0	7	25.0	3	10.7	18	64.3	28	700,050	764,371
Stony Plain Town													
April 2010	0	0.0	8	72.7	3	27.3	0	0.0	0	0.0	11	428,796	427,143
April 2009	6	85.7	1	14.3	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2010	19	44.2	19	44.2	4	9.3	0	0.0	1	2.3	43	355,000	368,556
Year-to-date 2009	15	60.0	8	32.0	2	8.0	0	0.0	0	0.0	25	311,663	329,078
Strathcona County													
April 2010	1	2.7	8	21.6	11	29.7	7	18.9	10	27.0	37	525,000	676,493
April 2009	0	0.0	5	22.7	8	36.4	3	13.6	6	27.3	22	528,500	658,545
Year-to-date 2010	2	1.7	35	29.9	34	29.1	18	15.4	28	23.9	117	510,000	636,312
Year-to-date 2009	0	0.0	14	14.7	40	42.1	10	10.5	31	32.6	95	540,000	677,495
Sturgeon County													
April 2010	1	5.3	1	5.3	3	15.8	8	42.1	6	31.6	19	620,000	614,474
April 2009	4	28.6	6	42.9	1	7.1	0	0.0	3	21.4	14	390,000	505,357
Year-to-date 2010	7	14.0	3	6.0	8	16.0	12	24.0	20	40.0	50	590,000	620,800
Year-to-date 2009	8	15.4	14	26.9	7	13.5	8	15.4	15	28.8	52	490,000	593,750
Remainder of the CMA													
April 2010	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
April 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	5	41.7	4	33.3	2	16.7	0	0.0	1	8.3	12	367,450	387,042
Year-to-date 2009	6	75.0	1	12.5	1	12.5	0	0.0	0	0.0	8	--	--
Edmonton CMA													
April 2010	49	14.6	146	43.6	64	19.1	34	10.1	42	12.5	335	434,000	510,723
April 2009	50	15.8	111	35.1	66	20.9	31	9.8	58	18.4	316	449,900	513,481
Year-to-date 2010	290	21.2	555	40.6	258	18.9	109	8.0	156	11.4	1,368	420,650	478,725
Year-to-date 2009	137	11.3	347	28.7	305	25.2	138	11.4	281	23.3	1,208	490,000	570,187

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2010

Submarket	April 2010	April 2009	% Change	YTD 2010	YTD 2009	% Change
Edmonton City	498,286	533,985	-6.7	472,243	613,871	-23.1
Beaumont Town	--	473,292	n/a	367,323	485,661	-24.4
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	362,967	--	n/a	387,076	450,069	-14.0
Gibbons Town	--	--	n/a	--	324,000	n/a
Leduc City	--	486,797	n/a	341,402	479,398	-28.8
Leduc County	--	--	n/a	485,835	688,929	-29.5
Morinville Town	--	415,962	n/a	374,329	429,616	-12.9
Parkland County	--	459,348	n/a	669,852	550,499	21.7
Spruce Grove City	393,046	382,088	2.9	365,992	400,848	-8.7
St. Albert City	690,636	--	n/a	570,276	764,371	-25.4
Stony Plain Town	427,143	--	n/a	368,556	329,078	12.0
Strathcona County	676,493	658,545	2.7	636,312	677,495	-6.1
Sturgeon County	614,474	505,357	21.6	620,800	593,750	4.6
Remainder of the CMA	--	--	n/a	387,042	--	n/a
Edmonton CMA	510,723	513,481	-0.5	478,725	570,187	-16.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
April 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	730	-40.5	1,159	2,429	2,763	41.9	317,049	-4.5	326,773
	February	1,075	-16.5	1,292	2,664	2,905	44.5	308,970	-8.7	309,971
	March	1,380	-11.4	1,243	2,881	2,431	51.1	309,032	-10.1	308,852
	April	1,843	1.1	1,535	2,999	2,457	62.5	312,127	-7.4	304,184
	May	2,161	18.7	1,763	3,180	2,689	65.6	326,332	-4.2	305,597
	June	2,551	37.7	1,964	3,136	2,490	78.9	328,285	-3.8	298,039
	July	2,278	27.7	1,909	3,052	2,614	73.0	324,744	-3.1	331,192
	August	1,673	8.6	1,726	2,629	2,616	66.0	318,321	-3.3	310,488
	September	1,704	-1.4	1,672	2,559	2,456	68.1	327,235	0.7	337,099
	October	1,535	22.9	1,701	2,192	2,306	73.8	318,969	0.4	343,101
	November	1,261	41.5	1,618	1,894	2,547	63.5	318,482	0.0	335,646
	December	948	55.9	1,557	1,081	2,422	64.3	319,201	2.6	333,392
2010	January	884	21.1	1,449	2,199	2,594	55.9	314,783	-0.7	322,715
	February	1,298	20.7	1,515	2,505	2,677	56.6	316,927	2.6	327,625
	March	1,691	22.5	1,459	3,728	2,915	50.1	342,933	11.0	341,425
	April	1,846	0.2	1,547	3,884	3,009	51.4	339,172	8.7	337,283
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	3,185	-21.8		7,974			310,849	-8.2	
	Q1 2010	3,873	21.6		8,432			327,793	5.5	
	YTD 2009	5,028	-14.7		10,973			311,317	-7.9	
	YTD 2010	5,719	13.7		12,316			331,466	6.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2010

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	222.3	120.2	626	4.1	73.1	910
	February	627	5.00	5.79	215.7	121.5	623	4.5	73.0	902
	March	613	4.50	5.55	213.1	120.9	622	4.8	72.9	898
	April	596	3.90	5.25	211.2	120.5	622	5.2	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	620	6.7	73.7	912
	July	631	3.75	5.85	208.3	121.8	617	7.2	73.6	916
	August	631	3.75	5.85	207.6	122.1	616	7.5	73.5	927
	September	610	3.70	5.49	207.4	121.7	614	7.6	73.2	933
	October	630	3.80	5.84	206.8	121.8	610	7.8	72.7	948
	November	616	3.60	5.59	207.0	122.7	610	7.7	72.5	946
	December	610	3.60	5.49	207.3	122.0	615	7.6	72.8	937
2010	January	610	3.60	5.49	207.9	122.4	622	6.9	73.1	921
	February	604	3.60	5.39	208.6	122.9	617	6.8	72.2	905
	March	631	3.60	5.85	208.0	122.3	608	7.3	71.5	896
	April	655	3.80	6.25		122.6	609	7.6	71.7	897
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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